

Welcome to Wheaton Revitalization News!

Wheaton Revitalization News is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>

Look Ahead – Week of January 2 to January 10, 2020

Overall Project Status

The project is currently 86-percent complete and on-schedule for a May 31, 2020, Substantial Completion.

Roadway Work

Veirs Mill Road- Sanitary Sewer construction will start in Veirs Mill Road effective January 13, 2020. This work will take place along northbound Veirs Mill Road between the entrance to the WMATA bus loop to Reddie Drive. Precast concrete barriers will be set closing-off the easternmost northbound lane to allow for a deep excavation to up-size the existing sanitary sewer line. This work will require two-months to complete.

Reddie Drive - Work in Reddie Drive causing the one-way westbound configuration will continue through February. The Contractor encountered numerous uncharted underground utilities in the bed of Reddie Drive causing a redesign of the new storm drain system causing delay to the work. Reddie Drive is expected to return to a two-way configuration in late-February to early-March 2020

Grandview Avenue – Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue will be scheduled for spring 2020. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reddie Drive – The re-construction of the intersection of Reddie Drive with Grandview Ave is planned for late-winter/early spring. A Special Notice will be issued prior to the start of this work. In its final configuration, westbound traffic along Reddie Drive from Georgia Ave will be required to turn RIGHT onto Grandview Avenue. No left turns will be permitted towards Veirs Mill Road.

Triangle Lane – At present there is no construction along Triangle Lane. However, Triangle Lane is scheduled for resurfacing in spring 2020. A Special Notice will be issued as this night-work activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Building Status

Building Skin (Outer surface)

- Installation of the building skin is 67-percent complete and scheduled for completion end-of-January 2020

Interior Construction

- Interior construction is active on all floors of the building.
- Office space is being framed with sheetrock hung and interior door installation starting
- Painting continues
- Ceilings are being hung in areas of the building to receive ceilings.
- The building “sports” open ceilings in large work-areas where employees work in an open-space concept.

Major Building Systems

- Major building systems such as the electrical system are now on-line
- The building is now operating under permanent power, which is a major milestone in building construction
- The sprinkler system, pumps for HVAC, and the HVAC system itself are prepared for start-up
Start-up is being planned over the next several weeks
- Commissioning of the systems will follow start-up
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- The fire alarm system is being installed and will be tested prior to building occupation under the watchful eye of the Fire Marshall

Building finishes

- Finishes such as painting and flooring will start shortly as the environment inside the building (temperature and humidity) become conducive for this work

Elevators

- In all the building sports eight (8) elevators
- There are six elevators in the main lobby and two (2) elevators to serve the four-story underground garage
- The machinery and structural elements for the elevators have been installed
- The elevator cabs, fabricated offsite, will be delivered over the next three-weeks
- One of main lobby elevators will be activated to assist the construction process

Furniture

- Workstations for the building have been ordered and are in fabrication
- In all, 800-workstations will serve the buildings workforce
- Installation of the workstations is expected to start in mid-February beginning on the lower floors of the building

Move-in

Move-in of the new tenants will commence in mid-June 2020, and conclude in August 2020

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)
- Mid-County Regional Services Center
 - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)

Reedie Drive and the New Intersection at Reedie Drive and Grandview Avenue

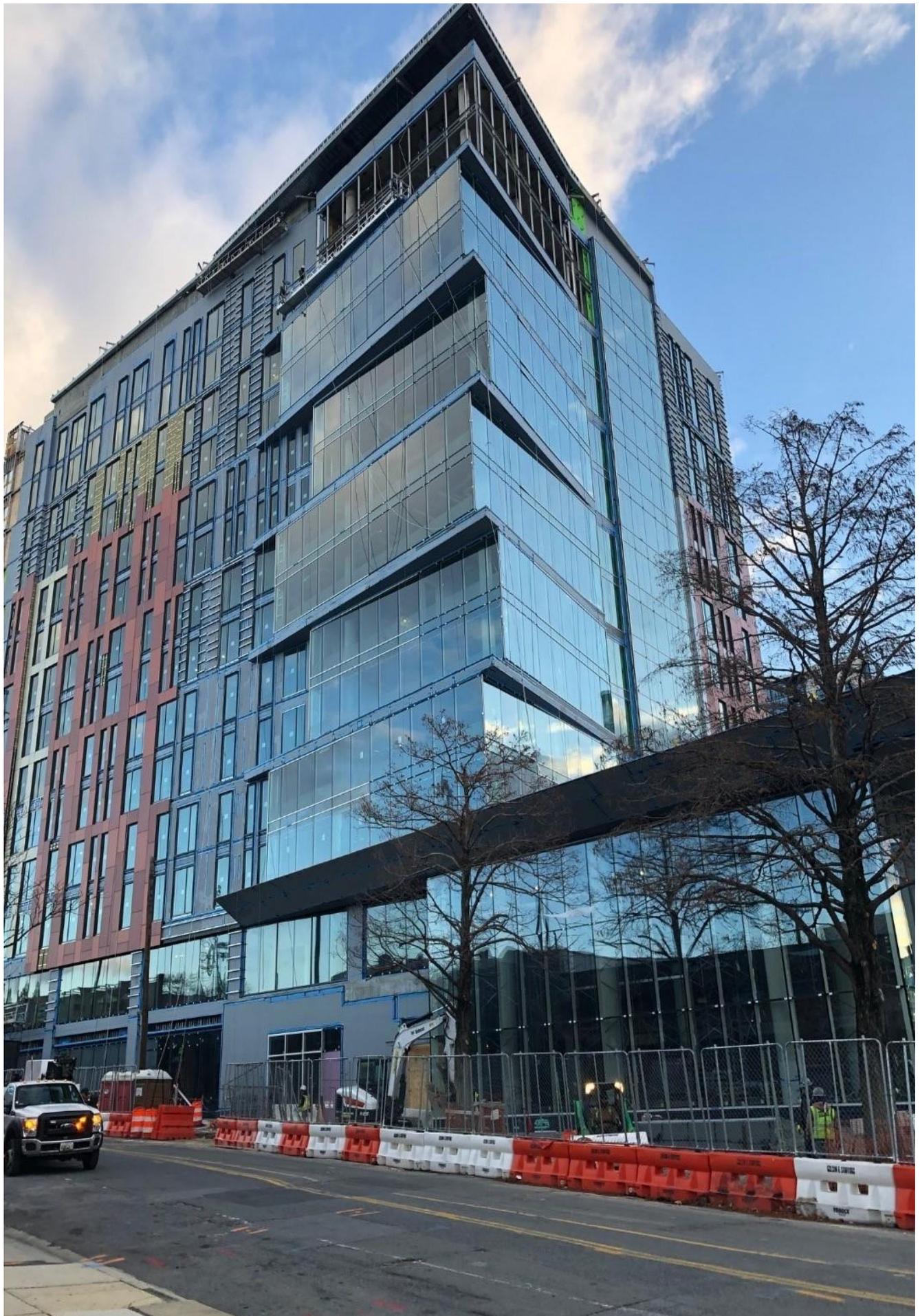
- Construction along the north side of Reedie Drive continues
- Reedie Drive is currently arranged in a one-way westbound configuration to allow the staged construction of the new (narrower) geometrics as well as to allow a number of underground utilities to cross over from the building site to the Town Square
- This work is expected to continue through February
Construction of the new intersection at Reedie Drive and Grandview Avenue will begin in mid- February, weather permitting
- The configuration of the new intersection design has Grandview Avenue as the dominant thoroughfare
- Under the new configuration, westbound Reedie Drive traffic (from Georgia Avenue) will be required to turn-right onto Grandview Avenue.
- No left-turns to Veirs Mill Road will be permitted.

Town Square

- Construction of the Town Square remains at 65-percent complete
- NO appreciable work took place over the holiday period
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete
- Installation of hand-rails and lighting will follow
- Construction of the Amphitheatre terracing has started
- Foundation for the stage is complete
- Stage construction to commence over the next three-weeks
- The bio-retention areas are complete, absent planting



January 2, 2020



January 2, 2020

Follow Project Progress via the Project Camera

A camera has been installed to view construction on the site. [Click here](#) to access the camera

Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	Complete
Building Close-in	Complete
Building Skin	January 2020
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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